

WILLIAMSBURG PLANNING COMMISSION MINUTES

Wednesday, August 15, 2007

The regular monthly meeting of the Williamsburg Planning Commission was held on Wednesday, August 15, 2007, at 3:30 p.m. in the Council Chambers at the Stryker Building, 412 North Boundary Street.

CALL TO ORDER and ATTENDANCE

Chairman Pons called the meeting to order. Present in addition to Mr. Pons were Commissioners Kafes, Joseph, McBeth, Hertzler and Driscoll. Staff members present were Planning Director Nester, Zoning Administrator Rhodes, City Attorney Phillips and Secretary Scott.

MINUTES

Mr. Hertzler moved that the minutes of the July 18 regular meeting and the July 25, 2007 work session be approved as submitted. Mr. Kafes seconded the motion. The motion for approval of the July 25 work session carried by roll call vote of 6-0. Because Mr. Hertzler was absent for the meeting, he abstained from the vote on the July 18 minutes.

Recorded vote on the motion:

Aye: Pons, Kafes, McBeth, Joseph, Driscoll, Hertzler

Nay: None

Abstain: Hertzler (from the July 18 minutes)

Absent: None

CONSENT AGENDA

There were no cases on the Consent Agenda this month.

PUBLIC HEARINGS

PCR #07-024: Amendment of the Zoning Ordinance, Article VI. Signs, by making the following revisions: (1) adoption of a new sign districts map, incorporating changes previously made to the Zoning Districts map [Sec. 21-737]; (2) updating regulations for freestanding and monument signs for single businesses on single lots and shopping centers [Sec. 21-747(1)a. and c.]; (3) updating regulations for freestanding, building and monument sign area for multiplex cinemas in the corridor sign district [Sec. 21-747(1)c.2.]; (4) adding provisions for pole-mounted banner signs for shopping centers in the corridor sign district [Sec. 21-747(1)c.9. and 21-749(a)(10)]. The Commission recommended the amendment be approved by a vote of 6-0.

Mr. Nester reviewed the memorandum dated August 8, 2007 in which housekeeping amendments were enumerated:

1. Official sign map changes to reflect zoning classifications which have occurred over the last several years and to reflect new mapping techniques which allow each sign district to be a different color resulting in a map that is easier to read. The updated map also reflects the addition of the Riverside property and Quarterpath Crossing to the Corridor Sign District.
2. Update Section 21-747(1) a. and c. to match the language in the 2006 Comprehensive Plan on the designation of street types. The 1998 Plan referred to "minor and secondary arterials," while the 2006 Plan designates the same streets as "major arterial, minor arterial, and collector streets."
3. Modify Section 21-747(2), which regulates the size of a freestanding sign for a shopping center that advertises a multiplex cinema. Previously the High Street plan was for a ten-screen cinema, but this has been changed to an eight-screen cinema. The amendment to this section would reduce the number of screens required for a larger monument/freestanding sign for a multiplex cinema in a shopping center from ten to eight screens.
4. Add regulations [Sec. 21-747(1)c.9 and 21-749(a)(101)] to allow 24 square foot, non-illuminated, pole-mounted banner signs for shopping centers located in the Corridor Sign District. Mr. Nester noted that currently we have banners along the public rights-of-way in the downtown area which are not regulated by the sign ordinance. Shopping centers that would be affected by this change would be the Williamsburg Shopping Center, Monticello Shopping Center, High Street and Patriot Plaza. The Architectural Review Board reviews any banner signage.

Chairman Pons opened the public hearing.

There being no comment the public hearing was closed.

Mr. Joseph asked if there is any provision for the maintenance of signs and banners or regulation for a banner that is displayed out of season. Mr. Nester responded that restrictions for banners during the holiday season, i.e. Thanksgiving to January 2, apply under the sign ordinance. He added that although the Architectural Review Board reviews signage, seasonal decorations do not require review. Regarding the maintenance of signs, Mr. Nester read from the Zoning Ordinance, Sec. 21-753. Dilapidated Signs, which states, "All signs shall be maintained in good working condition so as to present a neat and orderly appearance. The zoning administrator may give written notice to remove or repair, within 30 days, any sign which shows gross neglect or which becomes dilapidated. Failure to comply shall be considered a violation of this chapter."

Mr. Joseph asked, in order to avoid a possible honky-tonk appearance, are there regulations for the 25% of a sign that can be changeable. Mr. Nester responded that this is considered part of the signage and would be reviewed by the Architectural Review Board. Mr. Hertzler asked if it is possible for a shopping center to go before the ARB only once with three or four banners they propose to rotate throughout the year; Mr. Nester confirmed that a design package could be submitted at one time.

In response to Mr. Driscoll's question regarding the City's control over signage that is pulled by an airplane, City Attorney Phillips said the City has no jurisdiction over airspace.

Mr. Nester made note of Mrs. McBeth's observation that Treyburn Drive extension is not shown on the official sign map.

Mrs. McBeth also noted that the Commission had extended discussion during the Comprehensive Plan review regarding the size of signage for multiplex cinemas; why recommend the same size signage allowed for the eight-screen cinema that was approved for the ten-screen. Mr. Nester responded that when it was ten screens, and now with the proposed eight, the maximum freestanding sign size was 32 square feet. This amendment would add 16 square feet, or an increase of 15%, to get it up to 48 square feet. He added that for either a ten-screen or eight-screen, this seems reasonable. For the building-mounted signage, in addition to the sign area allowed, an additional 12 square feet for each screen is allowed to advertise the current movie. This results in less signage with the eight screens than was allowed with the ten screens. Mrs. McBeth asked about the freestanding sign on Richmond Road and if it would be just as large and if it will have a changeable section. Mr. Nester said that although a proposal for signage for the cinemas has not been submitted at this time, the additional 16 square feet would not be enough space to list all of the individual movies; the sign is meant to advertise the name of the cinema.

Mr. Kafes moved that Planning Commission recommend approval of the amendments to Chapter 21, Zoning, Article VI, Signs. Mr. Hertzler seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye: Pons, Kafes, McBeth, Joseph, Driscoll, Hertzler

Nay: None

Absent: None

OPEN FORUM

Chairman Pons opened the Open Forum portion of the meeting encouraging comments from the audience on any topic.

There being no comment from the audience the Open Forum portion of the meeting was closed.

SITE PLANS AND SUBDIVISIONS -- None

OLD BUSINESS -- None

NEW BUSINESS -- None

OTHER -- None

INFORMATION ITEMS

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement

There being no further business the meeting adjourned at 3:45 p.m.

Douglas Pons, Chairman
Williamsburg Planning Commission

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 19, 2007

PCR #07-029: Request of McCale Development Corporation to rezone approximately 6.8 acres at 200 Brookwood Drive from LB-4 Limited Business Corridor District to RM-1 Multifamily Dwelling District. The applicant proposes this rezoning “to permit development of a duplex/townhome project comparable to the adjacent Carriage Homes.”

PCR #07-030: Amendment of the Zoning Ordinance to update the references to the State Code for advertisement requirements for Special Use Permits (Sec. 21-45) and Amendments (Secs. 21-62 and 21-63), and to extend the Planning Commission reporting period for Special Use Permits and Amendments from 90 days to 100 days (Secs. 21-45 and 21-62).

PCR #07-031: Amendment of the Zoning Ordinance to update the references to the State Code for advertisement requirements for the Board of Zoning Appeals [variances, appeals, interpretations and special exceptions – Secs. 21-97(b)(3), (c), (d), and (f)(4)], and to update the reference to the State Code definition of variance [Sec. 21-97(b)].

Next Work Session

Work Session on Wednesday, September 26 at 4:00 p.m. at the Municipal Building, 401 Lafayette Street. The topic will be Comprehensive Plan Implementation – New LB-2 District on Richmond Road between Brooks Street and the Williamsburg Shopping Center, and on Penniman Road near the City line.